

From: [Jeff and Marisa St John](#)
To: [Planning Clerk](#); skavdalz11@gmail.com; hrh707@outlook.com; noah@landwaterconsulting.com; lonyx.landry@humboldt.edu; sregon@aol.com; mrbrian707@gmail.com
Cc: [Ford, John](#); [Madrone, Steve](#); [Hilton, Keenan](#)
Subject: Fwd: Short-term Rental Proposed Ordinance
Date: Wednesday, October 04, 2023 11:09:14 AM
Attachments: [image001.png](#)
[image001.png](#)
[Draft Short-term Rental Ordinance inland 9.1.23-Humboldt.pdf](#)

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello, Planning Commissioners.

Sending this message to you directly since the Planning & Building Department has yet to reply to last Friday's questions and you have a meeting tomorrow.

My original comments are in the attached PDF and my last questions to the Planning & Building Department are below.

Thank you for your consideration of changes to the current proposed ordinance.

Regards,
Marisa St John

----- Forwarded message -----

From: **Jeff and Marisa St John** <upperredwoodcreek@gmail.com>
Date: Fri, Sep 29, 2023 at 12:32 PM
Subject: Re: Short-term Rental Proposed Ordinance
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>

Keenan,

Would you please let me know what parts were added to the draft ordinance?

Were the comments distributed to the Planning Commission?

Where can people see other peoples' comments?

Would you also answer the question in feedback about where the ordinance would apply? The draft talks a lot about Community Planning Areas, but doesn't state if Honeydew, Titlow Hill, or other unincorporated areas are covered in the ordinance?

Is there an updated draft that will be presented at the October 5 meeting?

Thanks.
Marisa

On Wed, Sep 27, 2023 at 2:17 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

|

Hi Marisa,

I wanted to confirm that your message was received and added to the project record.

Best,

Keenan



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

From: Jeff and Marisa St John <upperredwoodcreek@gmail.com>
Sent: Thursday, September 21, 2023 12:25 PM
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: Re: Short-term Rental Proposed Ordinance

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello Keenan,

Please consider the following recommendations (annotated draft - [View](#) | [Content](#) | [Review](#)) to make the draft ordinance easier to read/maintain and complete.

Alpine, Sierra, Santa Cruz, Sonoma, Marin, Monterrey, and Santa Barbara counties' and Cities of Piedmont and Long Beach STR ordinances were reviewed and cited when the Humboldt draft did not have the recommended information.

Regards,

Marisa St John

On Wed, Sep 6, 2023 at 12:05 PM Hilton, Keenan <KHilton@co.humboldt.ca.us> wrote:

Hello Marisa,

Thanks for reaching out. We didn't treat any other jurisdiction's ordinance as a template for ours. We reviewed many ordinances including Eureka, Arcata, Trinidad, Los Angeles, County of Monterey, County of Sonoma, County of Butte, among others.

I look forward to receiving your feedback.

Sincerely,

Keenan



Keenan Hilton ([he/him](#))
Associate Planner
[Humboldt County Planning & Building](#)
Office: 707-445-7541
Direct: 707-268-3722

From: Jeff and Marisa St John <upperredwoodcreek@gmail.com>
Sent: Wednesday, September 06, 2023 11:52 AM
To: Hilton, Keenan <KHilton@co.humboldt.ca.us>
Subject: Re: Short-term Rental Proposed Ordinance

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Never mind on the zones - read further

On Wednesday, September 6, 2023, Jeff and Marisa St John

<upperredwoodcreek@gmail.com> wrote:

Also, what specific zones are part of this ordinance?

On Wed, Sep 6, 2023 at 10:17 AM Jeff and Marisa St John

<upperredwoodcreek@gmail.com> wrote:

Hello, Keenan.

I'm reading through the latest draft and would appreciate understanding which California counties' ordinances this was based on.

I won't be able to participate in tonight's event, but will provide you with my feedback within the next few days.

Thanks.


Marisa St John

To see Public Comments:
* Go to Comments
* Select Comments List

Draft Short-term Rental Ordinance_Inland 9.1.23

Proposed additions, ~~proposed deletions~~









314-60.05 SHORT-TERM RENTALS







60.05.1 Purpose. The purpose and intent of this Section (the “Short-term Rental Ordinance”) is to protect and promote the public health, safety and welfare, support tourism and economic development, protect housing stock, preserve the quality of neighborhoods, and balance the needs of property owners, tenants, and neighbors. 


60.05.2 Applicability. These provisions apply to the rental of dwelling units used as Short-term Rentals. 

60.05.3 Allowed Zones. Short-term Rentals may be permitted in zoning districts where residential use is a permitted use subject to these regulations.   


60.05.4 Application. In addition to all materials required for a permit pursuant to 312-5.2, a complete application for a Short-term Rental Permit shall include the following:


- A. Current grant deed for the subject parcel. 
- B. Affidav ed by the permit holder ing delivery of the Good Neighbor Guide to all neighbors in the closest 10 dwellings and within 300 feet up and down the street, if applicable. 
- C. Evidence of property owner consent if the permit holder is someone other than the property owner.    

- 
- 
- 
- 
- 
- 

60.05.5 Suspension or Revocation. Consistent with the procedures in Section 312-14 of the Zoning Ordinance a Hosted or Unhosted Short-term Rental permit may be suspended or revoked for violations of the Short-term Rental Ordinance and/or violations of permit terms or conditions. 

60.05.6. Permit Requirements.

60.05.6.1 Administrative Permit Required. A Short-term Rental meeting the requirements herein shall be permitted with an Administrative Permit. 

60.05.6.2 Special Permit Required. A Short-term Rental seeking exception from standards identified in §60.05.7.1 and §60.05.8.3 may only be allowed upon issuance of a Special Permit. 

60.05.6.2.1 Required findings. A Special Permit for a Short-term Rental may be approved only if the following findings are made:

- A. The Short-term Rental would not result in significant adverse effects on the health, safety, and welfare of the community; and
- B. The Short-term Rental would not result in significant adverse effects on the quality of the neighborhood.

Summary of Comments on Draft Short-term Rental Ordinance_inland 9.1.23-Humboldt.pdf

Page: 1

☰ Number: 1 Author: stjohn95525 Subject: Text Box Date: 10/4/2023 10:56:49 AM

To see Public Comments:

* [Go to Comments](#)

* [Select Comments List](#)

🗨 Number: 2 Author: stjohn95525 Subject: Sticky Note Date: 9/6/2023 10:08:59 AM
Grammar - needs semi-colons

🗨 Number: 3 Author: stjohn95525 Subject: Sticky Note Date: 9/6/2023 10:08:04 AM
Huh?

🗨 Number: 4 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:01:58 PM
Not allowed in "Farm Family, Agricultural Employee, or Farmworker housing units" [Sonoma]

🗨 Number: 5 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:01:13 PM
"... (except for lands within an Agricultural Preserve that are subject to a Land Conservation Act (Williamson Act) Contract)" [Sonoma]

🗨 Number: 6 Author: stjohn95525 Subject: Sticky Note Date: 9/6/2023 10:07:36 AM
List zone ids.

🗨 Number: 7 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 9:43:12 AM
Add
- Approved and completed development permit

🗨 Number: 8 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 10:57:35 AM
Add:
-"Proof of Insurance. Please submit proof of general liability insurance of at least \$1,000,000 that covers the applicant's short-term rental operations during the term of the short-term rental permit." [City of Piedmont]

/-Short-term Rental Safety /Declaration [See City of Piedmont /permit application]
/
/- "Property must have been owned by the same entity for at least two consecutive years before it is eligible as an STR" [Sierra]

🗨 Number: 9 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:17:12 PM
Site and Floor Plans [Sonoma]
Proof of Septic Capacity [Sonoma]

🗨 Number: 10 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 9:32:06 AM
Should be "applicant" since no permit has been issued.

🗨 Number: 11 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 9:51:46 AM
Replace "affidavit" to "notarized written statement"

See City of Piedmont for their affidavit questions for a "written statement" template.


Comments from page 1 continued on next page

Draft Short-term Rental Ordinance_Inland 9.1.23

Proposed additions, proposed deletions

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314-60.05 SHORT-TERM RENTALS


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60.05.4 Application. In addition to all materials required for a permit pursuant to 312-5.2, a complete application for a Short-term Rental Permit shall include the following:

- A. Current grant deed for the subject parcel. 
- B. Affidav¹⁴ signed by the permit¹² holder¹⁵ confirming delivery of the Good Neighbor Guide to all neighbors in the closest 10 dwellings and within 300 feet up and down the street, if applicable.   
- C. Evidence of¹⁷ property-owner consent if the permit¹⁸ holder¹⁹ someone other than the property²⁵ ner.     

60.05.5 Suspension or Revocation. Consistent with the procedures in Section 312-14 of the Zoning Ordinance a Hosted or Unhosted Short-term Rental permit may be suspended or revoked for violations of the Short-term Rental Ordinance and/or violations of permit terms or conditions. 

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- B. The Short-term Rental would not result in significant adverse effects on the quality of the neighborhood.

-
- I** Number: 12 Author: stjohn95525 Subject: Highlight Date: 9/21/2023 9:31:22 AM
-
- E** Number: 13 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 10:31:34 AM
Notarized.
-All parcel owners on private roads.
Delivered by certified mail.
-"Notice shall be given to owners of surrounding properties and published in a newspaper... of general circulation ..." upon application submission.
-
- E** Number: 14 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:02:53 PM
"First, an operator must identify or become a certified Vacation Rental Property manager. A person must pass a County of Sonoma certification exam to become a Certified Vacation Property Manager."
-
- E** Number: 15 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:19:05 PM
No current violations or past due property taxes, RMA payments, etc.
-
- I** Number: 16 Author: stjohn95525 Subject: Highlight Date: 9/21/2023 9:36:35 AM
-
- I** Number: 17 Author: stjohn95525 Subject: Highlight Date: 9/21/2023 9:36:35 AM
-
- I** Number: 18 Author: stjohn95525 Subject: Highlight Date: 9/21/2023 9:31:14 AM
-
- I** Number: 19 Author: stjohn95525 Subject: Highlight Date: 9/21/2023 9:39:40 AM
-
- E** Number: 20 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:03:49 PM
"secure a Transient Occupancy Tax Number from the Auditor-Controller Treasurer-Tax Collector Department." [Sonoma]
-
- E** Number: 21 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:20:53 PM
Existing Short-term Rentals will need to reapply within one year of the Short-term Rental Ordinance adoption. [This is for the health and safety of renters and benefit of neighbors/neighborhoods.]
* "The permit also requires a Local Contact Person that can get to the property within 30 minutes." [Sierra] / "Please note that if you were a vacation rental operator before June 15, 2023, Permit Sonoma will contact you at the appropriate time to begin applying for a Vacation Rental Business License."
* " The residential short-term rental must post the license identification number issued by the county within all online listings or other advertisements of the property for rent. " [Alpine]
-
- E** Number: 22 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 9:39:13 AM
"If the property owner is not a natural person, the applicant shall identify primary partners, officers, and/or director of such entity, including personal contact information." [City of Piedmont]
-
- E** Number: 23 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 9:33:50 AM
If not property-owner, then it would have to be "the primary occupant under a Long-term Lease." [City of Piedmont]
-
- E** Number: 24 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 9:41:30 AM
Add "copy of current of Long-term Lease that was signed by both the property owner and renter."
-
- I** Number: 25 Author: stjohn95525 Subject: Highlight Date: 9/21/2023 9:32:22 AM
-
- E** Number: 26 Author: stjohn95525 Subject: Sticky Note Date: 9/6/2023 10:12:42 AM
Notarized.
S/b standardized letter from the County that lists everything that the property owner that the owner and other are liable


Comments from page 1 continued on next page

Draft Short-term Rental Ordinance_Inland 9.1.23

Proposed additions, ~~proposed deletions~~

To see Public Comments:
* Go to Comments
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314-60.05 SHORT-TERM RENTALS

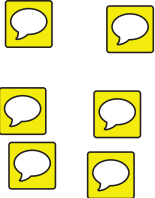
60.05.1 Purpose. The purpose and intent of this Section (the “Short-term Rental Ordinance”) is to protect and promote the public health, safety and welfare, support tourism and economic development, protect housing stock, preserve the quality of neighborhoods, and balance the needs of property owners, tenants, and neighbors. 



60.05.2 Applicability. These provisions apply to the rental of dwelling units used as Short-term Rentals. 

60.05.3 Allowed Zones. Short-term Rentals may be permitted in zoning districts where residential use is a permitted use subject to these regulations.   

60.05.4 Application. In addition to all materials required for a permit pursuant to 312-5.2, a complete application for a Short-term Rental Permit shall include the following:



- A. Current grant deed for the subject parcel. 
- B. Affidavts signed by the permit holderCO confirming delivery of the Good Neighbor Guide to all neighbors in the closest 10 dwellings and within 300 feet up and down the street, if applicable. 
- C. Evidence of **property** owner consent if the permit-**holder is someone other than the property owner.**                                                                                 



 ²⁸ **60.05.5 Suspension or Revocation.** Consistent with the procedures in Section 312-14 of the Zoning Ordinance a Hosted or Unhosted Short-term Rental permit may be suspended or revoked for violations of the Short-term Rental Ordinance and/or violations of permit terms or conditions.  ²⁹

60.05.6. Permit Requirements.

 ³⁰ **60.05.6.1 Administrative Permit Required.** A Short-term Rental meeting the requirements herein shall be permitted with an Administrative Permit.

 ³¹ **60.05.6.2 Special Permit Required.** A Short-term Rental seeking exception from standards identified in §60.05.7.1 and §60.05.8.3 may only be allowed upon issuance of a Special Permit.  ³²

60.05.6.2.1 Required findings. A Special Permit for a Short-term Rental may be approved only if the following findings are made:

- A. The Short-term Rental would not result in significant adverse effects on the health, safety, and welfare of the community; and
- B. The Short-term Rental would not result in significant adverse effects on the quality of the neighborhood.

for and what the rules are.

Number: 27 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 10:32:44 AM

See the California Real Estate Commissioner's Alert regarding requirements for non-property owners.

Number: 28 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:21:26 PM

The applicant shall provide the Planning Department with a valid Transient Occupancy Tax certificate/letter issued by the County Treasurer-Tax Collector confirming that the short-term rental unit is registered in the Transient Occupancy Tax (TOT) process and is in good standing. A special inspection fee as required by the Board of Supervisors, in addition to the regular application fee, may be charged for any site inspection necessary to qualify the residence to be used as a rental.

Number: 29 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 10:01:51 AM

Add

-"The use permit for the STR shall run with the owner and not the land, and shall terminate upon a change of ownership." [Mono County]

Number: 30 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:20:10 PM

ADA Compliant

Number: 31 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 12:19:48 PM

Building inspected by County Building Department - "...inspection of the residence and rented rooms to verify if they meet all building codes and consist of legally existing bedrooms and habitable spaces." [City of Piedmont - Humboldt has so many illegally constructed structures, that this requirement would help protect the health and safety of renters.] Building inspected by County Building Department - "...inspection of the residence and rented rooms to verify if they meet all building codes and consist of legally existing bedrooms and habitable spaces." [City of Piedmont - Humboldt has so many illegally constructed structures, that this requirement would help protect the health and safety of renters.]

Number: 32 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 10:06:25 AM

Remove this section - this seems to let the County disregard the requirements anytime they want to and not hold the applicant to standards required for others.

60.05.7 Hosted Short-term Rental. 


60.05.7.1 Standards for Hosted Short-term Rentals.

60.05.7.1.1 Health and Safety Standards. Exception to Standards C and D may be sought with a Special Permit.

A. Building, Fire and Health.


- i. Dwellings shall be permitted or legal nonconforming.
- ii. Fire extinguishers, smoke detectors and carbon monoxide detectors shall be maintained in working order, and information related to all emergency exits shall be provided inside the Dwelling Unit.


B. Solid Waste, Recycling and Compost. Trash, recycled materials, and organic compost shall be appropriately disposed of at least weekly.


C. Access. The access road shall be built to a Category 4 standard. 

D. Maximum overnight occupancy. Overnight occupancy shall not exceed two per bedroom plus one, excluding children under 12.

60.05.7.1.2 Neighborhood Quality and Public Nuisance Standards. Exception to Standard C may be sought with a Special Permit.


A. Resident Caretaker. The caretaker shall reside  in the dwelling unit and be present when rooms are occupied by guests.

B. Noise. The maximum noise levels allowed in all outdoor areas and indoor common areas of the property are as follows: 65 dB during the hours of 6 a.m. to 10 p.m. and 60 dB from 10 p.m. to 6 a.m. 

C. Parking. Each Short-term Rental shall provide one off-street parking space per rented bedroom. Where legal on-street parking is available, one on-street parking space may count toward the minimum number of parking spaces required. 

60.05.8 Unhosted Short-term Rental

60.05.8.1 Unhosted Short-term Rentals Prohibited. Short-term Rentals are not allowed in dwellings with any of the following limitations:

60.05.8.1.1 Recorded Limitation. Dwellings subject to a recorded covenant, agreement, deed restriction or other recorded document to which the county is a party that limits the use of the dwelling to affordable housing, or otherwise prohibits use as a Short-term Rental. 

Page: 2

Number: 1 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 10:09:34 AM

Suggest creating three sections:

1. Standards for All STRs
2. Additional Standards for Hosted STRs
3. Additional Standards for Non-hosted STRs

This would make the ordinance repeat requirements under Hosted/Non-hosted sections.

Number: 2 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 10:47:18 AM

This should be a requirement of all STRs.

Number: 3 Author: stjohn95525 Subject: Highlight Date: 9/6/2023 10:18:57 AM

Number: 4 Author: stjohn95525 Subject: Highlight Date: 9/6/2023 10:19:31 AM

Number: 5 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 11:06:06 AM

Define, don't want the person
sleeping on a living room sofa

Number: 6 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 11:51:23 AM

"Outdoor Fires. Outdoor fires are limited pursuant to Chapter 8.16 regarding outdoor burning and fire control." [Alpine]

Number: 7 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 11:50:08 AM

What is the County's current noise ordinance? Shouldn't it be referenced instead of creating new rules?

"Outdoor amplified sound is prohibited." [Alpine]


Number: 8 Author: stjohn95525 Subject: Sticky Note Date: 9/6/2023 10:23:16 AM


No. Needs to include Residnet Caretaker, Residents, and renters. How to monitor the on-street parking.


Number: 9 Author: stjohn95525 Subject: Sticky Note Date: 9/6/2023 10:27:08 AM

Huh? Where will this be recorded?



60.05.8.1.2 **SB9 California H.O.M.E. Act.** Dwellings on lots approved pursuant to Section 66411.7 of Chapter 1 of Division 2 of Title 7 of the California Government Code (SB 9 – “The California H.O.M.E. Act”) shall not be permitted as Short-term Rentals.


60.05.8.1.3 **Accessory Dwelling Unit.** ADUs permitted after January 1, 2020, shall not be permitted as Short-term Rentals. 1


60.05.8.1.4 **Alternative Owner Builder.** Dwellings permitted pursuant to the Alternative Owner Builder (AOB) provisions of Section 331.5-4 of Division 3 of Title III of Humboldt County Code shall not be permitted as Short-term Rentals. 2

60.05.8.1.4.1 AOB dwellings may be permitted after-the-fact, pursuant the building code in effect at the time of permit issuance. 3

60.05.8.2 **Unhosted Short-term Rental Permit Limitations.** 4

60.05.8.2.1 **Short-term Rental Cap.** Not more than 2% of the housing stock 5 be permitted as Unhosted Short-term Rentals in the Greater Humboldt Bay Area Short-term Rental Cap Area which is comprised of the following Community Plan Areas: Trinidad-Westhaven Community Plan Area [CPA], McKinleyville CPA, Fieldbrook-Glendale CPA, Blue Lake CPA, Arcata CPA, Jacoby Creek CPA, Freshwater CPA, Eureka CPA, Fortuna CPA, Hydesville-Carlotta CPA and the Rio Dell-Scotia CPA. 6

60.05.8.2.2 **Non-Transferable.** Short-term Rental Permits shall not be transferred between property owners. 7


60.05.8.2.3 **Per Person Limit.** An individual or business shall not own more than five (5) parcels with Short-term Rental permits 8

60.05.8.2.4 **Resource Zone Districts.** Short-term Rentals in Agriculture Exclusive Zone, Agriculture General Zone, Forestry Recreation Zone, and Timberland Production Zone may only be permitted as 10m stays. 9

60.05.8.3 **Standards for Unhosted Short-term Rentals.** 11

60.05.8.3.1 **Health and Safety.** Exception to Standards C and D may be sought with a Special Permit.

A. **Building and Fire.**

- i. Dwellings shall be permitted or legal nonconforming.
- ii. Fire extinguishers, smoke detectors and carbon monoxide detectors shall be maintained in working order, and information related to all emergency exits shall be provided inside the Short-term Rental. 13

B. **Solid Waste, Recycling and Compost.** Trash, recycled materials, and organic compost shall be appropriately disposed of at least weekly. 

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Page: 3


Number: 1	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:01:24 AM
Cite California law.			
"See California Government Code Section 65852.2(e)(4)." [Sierra]			
Number: 2	Author: stjohn95525	Subject: Sticky Note	Date: 9/6/2023 10:28:23 AM
Yeah!			
Number: 3	Author: stjohn95525	Subject: Sticky Note	Date: 9/6/2023 10:28:36 AM
Huh?			
Number: 4	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 10:48:50 AM
Should be for all STRs			
Number: 5	Author: stjohn95525	Subject: Sticky Note	Date: 9/6/2023 10:29:41 AM
Determined by and calculated how frequently?			
Number: 6	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 10:17:24 AM
What is the cap for Willow Creek and other areas with no Community Plan Area?			
Number: 7	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:14:55 AM
Should be for all STRs			
Number: 8	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:15:28 AM
Should be for all STRs			
Number: 9	Author: stjohn95525	Subject: Sticky Note	Date: 9/6/2023 10:31:34 AM
What's a farm stay? What document is that?			
Number: 10	Author: stjohn95525	Subject: Highlight	Date: 9/6/2023 10:30:52 AM
Number: 11	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:16:03 AM
Should be for all STRs			
Number: 12	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:56:12 AM
"Confinement of Pets. Guests of residential short-term rentals shall confine pets per the requirements of Section 6.04.160." [Alpine]			
Number: 13	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:55:41 AM
Refer to Sierra County's list of flyers that inform renters of the rules (perhaps have these available on County's STR website and provide in the rental contract.			


Also see Alpine "Life Safety Measures. The following life safety measures are required to be in place within the area to be used for the residential short-term rental:


1. Operating smoke detector(s) and carbon monoxide detector(s) installed in accordance with state law;
2. At least one functioning fire extinguisher in an easily accessed location inside the space;

Comments from page 3 continued on next page



60.05.8.1.2 **SB9 California H.O.M.E. Act.** Dwellings on lots approved pursuant to Section 66411.7 of Chapter 1 of Division 2 of Title 7 of the California Government Code (SB 9 – “The California H.O.M.E. Act”) shall not be permitted as Short-term Rentals.


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60.05.8.1.4.1 AOB dwellings may be permitted after-the-fact, pursuant the building code in effect at the time of permit issuance. 

60.05.8.2 **Unhosted Short-term Rental Permit Limitations.** 

60.05.8.2.1 **Short-term Rental Cap.** Not more than 2% of the housing stock may be permitted as Unhosted Short-term Rentals in the Greater Humboldt Bay Area Short-term Rental Cap Area which is comprised of the following Community Plan Areas: Trinidad-Westhaven Community Plan Area [CPA], McKinleyville CPA, Fieldbrook-Glendale CPA, Blue Lake CPA, Arcata CPA, Jacoby Creek CPA, Freshwater CPA, Eureka CPA, Fortuna CPA, Hydesville-Carlotta CPA and the Rio Dell-Scotia CPA. 


60.05.8.2.2 **Non-Transferable.** Short-term Rental Permits shall not be transferred between property owners. 


60.05.8.2.3 **Per Person Limit.** An individual or business shall not own more than five (5) parcels with Short-term Rental permits 

60.05.8.2.4 **Resource Zone Districts.** Short-term Rentals in Agriculture Exclusive Zone, Agriculture General Zone, Forestry Recreation Zone, and Timberland Production Zone may only be permitted as farm stays. 

60.05.8.3 **Standards for Unhosted Short-term Rentals.** 

60.05.8.3.1 **Health and Safety.** Exception to Standards C and D may be sought with a Special Permit.

A. **Building and Fire.**

- i. Dwellings shall be permitted or legal nonconforming.
- ii. Fire extinguishers, smoke detectors and carbon monoxide detectors shall be maintained in working order, and information related to all emergency exits shall be provided inside the Short-term Rental. 

B. **Solid Waste, Recycling and Compost.** Trash, recycled materials, and organic compost shall be appropriately disposed of at least weekly.  14



3. Written information available to the occupant in a conspicuous location inside the space containing twenty-four/seven emergency contact information for a representative of the property owner or rental agent, law enforcement, fire department, and ambulance services."

 Number: 14 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 11:52:26 AM

"Solid Waste. Solid waste storage and disposal shall not become a nuisance. The property owner shall not fail to adequately provide for appropriate refuse collection and/or storage. Solid waste violations include failure to secure waste from wildlife, leaving waste out for excessive time, and failure to secure waste from weather." [Alpine]

C. **Access.** The access road shall be built to a Category 4 standard.



i. **Road Maintenance Association (RMA).** If a private access road has an established RMA, the permit-holder shall be a member.

D. **Maximum overnight occupancy.** Overnight occupancy shall not exceed five per bedroom plus one including children under 12.

60.05.8.3.2 Neighborhood Quality and Public Nuisance. These provisions apply to parcels that are within a Community Plan Area, parcels that are 10 acres or fewer, and parcels where the unhosted Short-term Rental is located within 1,000 of the nearest neighboring residence. Exception to Standards C - G may be sought with a Special Permit.

A. **Good Neighbor Guide.** Prior to the operation of the Short-term Rental, the permit holder shall submit to the Planning and Building Department a signed affidavit certifying the delivery of a Good Neighbor Guide to all neighbors with dwellings within 300 feet of the Short-term Rental as the crow flies, and to the nearest five (5) neighbors up and down the access road. The Good Neighbor Guide must contain, at a minimum, the following:

i. **Name and telephone number for a caretaker who shall:**

a. **Respond to all questions or concerns timely.**

b. **Remedy complaints related to health and safety (e.g., gas leak or power outage) as well as any violations of Humboldt County Code timely.**

ii. **Location of the approved parking spaces.**

iii. **Permit standards.**

B. **Lighting.** No direct light shall spill onto adjacent properties or create glare above the property.

C. **Per Parcel Limit.** One Short-term Rental may be permitted per legal parcel.

D. **Neighborhood Concentration.** Each Short-term Rental may not exceed the following neighborhood concentration limitations, except within the Shelter Cove Community Plan Area where this standard does not apply.

i. **Parcels with a General Plan density of one (1) or fewer acres per dwelling unit:**

a. **Short-term Rentals shall not exceed 10% of the dwellings on the access road; and**

b. **As the crow flies, the nearest ten (10) dwellings shall not be Short-term Rentals.**

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Number: 1	Author: stjohn95525	Subject: Sticky Note	Date: 9/6/2023 10:33:53 AM
Number: 2	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 10:40:37 AM
Add "in good standing"			
Number: 3	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 10:40:14 AM
Change "permit-holder" to "property owner"			
Number: 4	Author: stjohn95525	Subject: Highlight	Date: 9/21/2023 10:39:36 AM
Number: 5	Author: stjohn95525	Subject: Highlight	Date: 9/21/2023 10:41:18 AM
Number: 6	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 10:42:05 AM
Two plus one? Why not just say three?			
Number: 7	Author: stjohn95525	Subject: Highlight	Date: 9/21/2023 10:41:24 AM
Number: 8	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:17:54 AM
What about properties that are not part of a CPA?			
Shouldn't this section apply to all properties?			
Number: 9	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:19:25 AM
Define "timely."			
-Ex. in an emergency, current complaint, etc.			
Number: 10	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:19:46 AM
Define "timely"			
Number: 11	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 11:56:58 AM
What County ordinance already addresses this and could be referenced here?			
See Alpine "Outdoor Lighting. For all exterior lighting the light source shall be fully shielded from neighboring properties and directed downward. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Motion-sensing light fixtures shall be fully shielded from neighboring properties and properly adjusted to turn off when detected motion ceases."			
Number: 12	Author: stjohn95525	Subject: Sticky Note	Date: 9/21/2023 10:44:00 AM
Add - "at a time"			

ii. Parcels with a General Plan density of more than one (1) acre per dwelling unit:

a. Short-term Rentals shall not exceed 20% of the dwellings on the access road.



E. **Private Gatherings and Parties.** Gatherings and parties shall have no more than 20 attendees.



F. **Noise.** The maximum noise levels allowed in all outdoor areas and indoor common areas of the property are as follows: 65 dB during the hours of 6 a.m. to 10 p.m. and 60 dB from 10 p.m. to 3 a.m.



i. Following one or more noise complaint(s) for a Short-term Rental, the permit holder shall install noise sensor and provide recorded data to the Planning & Building Department upon request.

G. **Parking.** Each Short-term Rental shall provide one off-street parking space per rented bedroom. Where legal on-street parking is available, one on-street parking space may count toward the minimum number of parking spaces required.



60.05.8.4 Permit Term for Unhosted Short-term Rentals. Unhosted Short-term Rental Permits shall lapse two years after the effective date of the permit unless the following requirements are met.



A. The permit holder shall submit a Statement of Continued Operation as provided by the Planning & Building Department

B. There are no outstanding violations associated with the Short-term Rental

Page: 5

Number: 1 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 11:54:20 AM

"Signs. One single, nonilluminated sign of not more than six square feet in area is permitted. In addition, each residential short-term rental shall have an address placard displayed on the building or land in such manner as to be clearly visible from the street or road on which the residential short-term rental is located. The address placard shall comply with the requirements of the California Fire..." [A CCodeCode.]

Number: 2 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 11:57:36 AM

"Interior Notice Requirements. Each rental shall have a clearly visible and legible notice posted within the unit on or adjacent to the front door, containing the following information:

1. The name of the managing agency, agent, property manager, local contact, or owner of the unit, and a telephone number at which that party may be reached on a twenty-four-hour basis.
2. The number and location of on-site parking spaces and the parking rules for seasonal snow removal.
3. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property except from six p.m. of the day prior to trash pickup to six p.m. on the day designated for trash pickup and that failure to utilize the provided garbage can enclosure, unless otherwise exempted, is a violation of this chapter.
4. Occupants and/or guests of the rental shall not create unreasonable noise or disturbances, engage in disorderly conduct, or violate provisions of this code or any state law pertaining to noise or disorderly conduct, and shall not produce noise such that neighboring properties are disturbed between the hours of nine p.m. and seven a.m.
5. Occupants may be cited and fined for violating any provisions of the Alpine " County Code.

Number: 3 Author: stjohn95525 Subject: Highlight Date: 9/6/2023 10:34:56 AM

Number: 4 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 11:59:32 AM

"Public Nuisance. The residential short-term rental shall not be operated in a manner that creates a public nuisance." [Alpine]

Number: 5 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 11:52:58 AM

"Parking. No additional parking in excess of what is required for the residential use of the property shall be required." [Alpine]

Number: 6 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 11:21:43 AM

Should apply to all STRs.

6.6 RA: RURAL RESIDENTIAL AGRICULTURE

Principal Permitted Uses. The following use types are permitted pursuant to the Development Permit Procedures in Chapter 2 of this Division. (Former Section INL#314-20; Added by Ord. [2205](#), Sec. 1, 4/11/00)

314-6.6	RA: RURAL RESIDENTIAL AGRICULTURE
Use Type	Principal Permitted Use
Residential Use Types	Single Family Residential Accessory Dwelling Unit (Amended by Ord. 2167 , Sec. 16, 4/7/98)
Civic Use Types	Minor Utilities
Agricultural Use Types	General Agriculture
Industrial Use Types	Cottage Industry; subject to the Cottage Industry Regulations (Amended by Ord. 2167 , Sec. 16, 4/7/98)
Use Type	Conditionally Permitted Use
Residential Use Types	Guest House
Civic Use Types	Essential Services Community Assembly Public Recreation and Open Space Solid Waste Disposal; subject to the Solid Waste Disposal Regulations Oil and Gas Pipelines; subject to the Oil and Gas Pipeline Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities
Commercial Use Types	Neighborhood Commercial Bed and Breakfast Establishment; subject to the Bed and Breakfast Establishment Regulations

Number: 1 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 10:04:03 AM

Suggest listing the land use designations and put the details in a separate (probably existing document that would need to be updated). [Mono County]

314-6.6	RA: RURAL RESIDENTIAL AGRICULTURE
	Private Recreation
Agricultural Use Types	Stables and Kennels Intensive Agriculture
Commercial Timber Use Type	Timber Production
Extractive Use Type	Surface Mining - 2; subject to the Surface Mining Regulations
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the RA zone.

314-6.6	RA: RURAL RESIDENTIAL AGRICULTURE
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Development Standards

Minimum Lot Size and Minimum Lot Width

Zone Designation	Minimum Lot Size	Minimum Lot Width
RA-1	1.0 acre	150 feet
RA-2	2.0 acres	175 feet
RA-2.5	2.5 acres	175 feet
RA-5	5.0 acres	250 feet

314-6.6	RA: RURAL RESIDENTIAL AGRICULTURE	
RA-10	10.0 acres	350 feet
RA-20	20.0 acres	475 feet
RA-40	40.0 acres	750 feet
Maximum Lot Depth	Four (4) times the lot width.	
Maximum Density	<p>Either one dwelling unit per lawfully created lot or two dwelling units per lawfully created lot if a Special Permit is secured for a second residential unit.</p> <p>(Amended by Ord. 2167, Sec. 16, 4/7/98)</p>	
Minimum Yard Setbacks*	Minimum Lot Size Less Than 2.5 Acres	Minimum Lot Size 2.5 Acres or Greater
Front	Twenty (20) feet	Twenty (20) feet; Thirty (30) feet for flag lots
Rear	Ten (10) feet	Thirty (30) feet
Interior Side	Five (5) feet	Thirty (30) feet
Exterior Side	Twenty (20) feet	Thirty (30) feet
Flag Lots	The Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for vehicular turn around on the lot.	The Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for vehicular turn around on the lot.
Double Frontage Lots	Front and rear yards shall be twenty (20) feet, except that the rear yard setback may be reduced to ten (10) feet where	Front and rear yards shall be twenty (20) feet, except that the rear yard setback may be reduced to ten (10) feet where

314-6.6	RA: RURAL RESIDENTIAL AGRICULTURE	
	such yard abuts an alley.	such yard abuts an alley.
Maximum Ground Coverage	Thirty-five percent (35%)	
Maximum Structure Height	Thirty-five (35) feet.	
Permitted Main Building Types	Residential Single Detached Limited Mixed Residential - Nonresidential Nonresidential Detached or Multiple/Group	

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

(From Sections CZ#A313-17(A)(1-4); CZ#A313-17(B)(1-7); CZ#A313-17(C)(1-6); Amended by Ord. [2167](#), Sec. 16, 4/7/98) (Ord. 2678, § 4, 7/13/2021; Ord. 2693, § 9, 6/7/2022)

314-9 Mixed Use Zone Districts

9.1 MU1: MIXED USE (URBAN)

The purpose of the Mixed Use (Urban) or MU1 Zone is to provide for pedestrian-oriented, mixed use development (commercial, office, and higher density residential). The permitted uses and other regulations may be modified through community specific planning by the application of the appropriate Special Area Combining Zone, such as a D – Design Control or Q – Qualified Combining Zone.

314-9.1	MU1: MIXED USE (URBAN)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings and Multiple Dwellings and Dwelling Groups Single-Family Residential Accessory Dwelling Unit Guest House Emergency Shelter
Commercial Use Types	Neighborhood Commercial Retail Sales and Retail Services

314-9.1	MU1: MIXED USE (URBAN)
	<p>Transient Habitation</p> <p>Office and Professional Service</p> <p>Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations</p> <p>Commercial and Private Recreation</p>
Civic Use Types	<p>Minor Utilities</p> <p>Essential Services Conducted Entirely Within an Enclosed Building</p> <p>Community Assembly</p> <p>Public and Parochial Parks, Playgrounds and Playing Fields</p> <p>Noncommercial Recreation</p>
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
Use Type	Conditionally Permitted Use
Civic Use Types	<p>Public Recreation and Open Space</p> <p>Minor Generation and Distribution Facilities</p>
Natural Resource Use Types	<p>Fish and Wildlife Management</p> <p>Watershed Management</p> <p>Wetland Restoration</p> <p>Coastal Access Facilities</p>
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.
Development Standards	
Minimum Lot Area	Two thousand (2,000) square feet.

314-9.1	MU1: MIXED USE (URBAN)
Minimum Lot Width	Twenty-five feet (25').
Minimum Yard Setbacks*	
Front	None, except that where frontage is in a block which is partially in a residential zone (RS, R-1, R-2, R-3, R-4) the front yard shall be the same as that required in such residential zone.
Rear	Fifteen feet (15'), except that where a rear yard abuts on an alley, such rear yard may be not less than five feet (5').
Side	None, except that a side yard of an interior lot abutting on a residential zone (RS, R-1, R-2, R-3, R-4) or agricultural zone (AE, AG) shall be not less than the front yard required in such residential zone or agricultural zone.
Maximum Ground Coverage	One hundred percent (100%).
Maximum Structure Height	Seventy-five feet (75').

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

9.2 MU2: MIXED USE (RURAL)

The purpose of the Mixed Use (Rural) or MU2 Zone is to provide for small-scale mixed use development (commercial, office, and residential) for smaller population bases. The permitted uses and other regulations may be modified through community specific planning by the application of the appropriate Special Area Combining Zone, such as a D – Design Control or Q – Qualified Combining Zone.

314-9.2	MU2: MIXED USE (RURAL)
Use Type	Principal Permitted Use
Residential Use Types	Two (2) Family Dwellings Single-Family Residential Accessory Dwelling Unit

314-9.2	MU2: MIXED USE (RURAL)
	<p>Guest House</p> <p>Emergency Shelter</p>
Commercial Use Types	<p>Neighborhood Commercial</p> <p>Retail Sales and Retail Services</p> <p>Office and Professional Service</p> <p>Bed and Breakfast Establishment; Subject to the Bed and Breakfast Establishment Regulations</p> <p>Commercial and Private Recreation</p>
Civic Use Types	<p>Minor Utilities</p> <p>Essential Services Conducted Entirely Within an Enclosed Building</p> <p>Community Assembly</p> <p>Public and Parochial Parks, Playgrounds and Playing Fields</p> <p>Noncommercial Recreation</p>
Industrial Use Types	Cottage Industry; Subject to the Cottage Industry Regulations
Agricultural Use Types	General Agriculture
Use Type	Conditionally Permitted Use
Residential Use Types	<p>Multiple Dwellings Containing Four (4) or Fewer Units per Building</p> <p>Manufactured Home Parks</p>
Commercial Use Types	<p>Heavy Commercial</p> <p>Transient Habitation</p>
Civic Use Types	<p>Public Recreation and Open Space</p> <p>Minor Generation and Distribution Facilities</p>

314-9.2	MU2: MIXED USE (RURAL)
Natural Resource Use Types	Fish and Wildlife Management Watershed Management Wetland Restoration Coastal Access Facilities
Use Types Not Listed in This Table	Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the MU zone.
Development Standards	
Minimum Lot Area	Five thousand (5,000) square feet.
Minimum Lot Width	Fifty feet (50').
Minimum Yard Setbacks*	
Front	Fifteen feet (15').
Rear	Ten feet (10').
Interior Side	Five feet (5').
Exterior Side	Same as front or one-half (1/2) the front if all parts of the main building are more than twenty-five feet (25') from the rear lot line, and the exterior side yard does not abut a collector or higher order street. (In questionable cases, the Public Works Director shall classify the subject street.)
Maximum Ground Coverage	Fifty percent (50%).
Maximum Building Height	Fifty feet (50').

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), “Alquist-Priolo Fault Hazard” and the “Fire Safe” Regulations at Title III, Division 11.

...

314-37 "V" Combining Zone Designations

~~37.1 V VACATION HOME RENTAL~~

~~37.1.1 Purpose. The purpose of these regulations is to increase and enhance coastal public access, access to other County visitor serving facilities, to preserve the residential character of neighborhoods by controlling and regulating transient uses which may be incompatible with the character of the neighborhood. (Former Section INL#315-10(A); Added by Ord. 2154, Sec. 2, 12/9/97)~~

~~37.1.2 Applicability. These regulations shall apply to all lands designated "V" on the zoning maps. (Former Section INL#315-10(B); Added by Ord. 2154, Sec. 2, 12/9/97)~~

~~37.1.3 Principally Permitted Uses. The following uses may be permitted upon obtaining a Special Permit on all lands designated with the "V" or Vacation Home Rental Combining Zone:~~

~~37.1.3.1 Vacation Home Rentals as defined in Section C: Index of Definitions of Language and Legal Terms. (Former Section INL#315-10(C)(1); Added by Ord. 2154, Sec. 2, 12/9/97)~~

~~37.1.4 Performance Standards. All vacation home rentals are subject to the following performance standards:~~

~~37.1.4.1 Compliance with residential parking standards as required by Section 314-109.1 of this code; (Former Section INL#315-10(D)(1); Added by Ord. 2154, Sec. 2, 12/9/97)~~

~~37.1.4.2 The number of occupants shall not exceed ten (10) persons. (Former Section INL#315-10(D)(2); Added by Ord. 2154, Sec. 2, 12/9/97)~~

~~37.1.4.3 Availability of the rental unit to the public shall not be advertised on site; (Former Section INL#315-10(D)(3); Added by Ord. 2154, Sec. 2, 12/9/97)~~

Ch. 4 Regulations Outside the Coastal Zone | Humboldt County Code Page 102 of 298

The Humboldt County Code is current through Ordinance 2667, passed February 9, 2021.

~~37.1.4.4 Owners of rental units must provide the name, address and telephone number of a contact person for the unit to all occupied residences within a 300 foot radius of the rental unit. The notice shall be mailed to property owners prior to renting the unit and thereafter as contact information changes. An owner of a rental unit who does not reside in a five-mile radius of the residence being rented, shall designate a person within a 5-mile radius of the rental unit, as the local contact person. The owner or contact person must be available 24 hours a day to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of this Section and other applicable provisions of the code; (Former Section INL#315-10(D)(4); Added by Ord. 2154, Sec. 2, 12/9/97)~~

~~37.1.4.5 Prior to commencing vacation home rentals, the applicant shall obtain a Business license from the Humboldt County Tax Collector. The owner/Operator shall collect and remit to the Humboldt County Tax Collector the transient occupancy tax; (Former Section INL#315-10(D)(5); Added by Ord. 2154, Sec. 2, 12/9/97)~~

~~37.1.4.6 It is the responsibility of the property owner to ensure that trash will be disposed of (picked up) on a weekly basis. (Former Section INL#315-10(D)(6); Added by Ord. 2154, Sec. 2, 12/9/97)~~

~~37.1.4.7 Compliance with the requirements of this Section shall be considered conditions of approval. Noncompliance will constitute a nuisance subject to administrative penalties and revocation of the business license. (Former Section INL#315-10(D)(7); Added by Ord. 2154, Sec. 2, 12/9/97)~~

...

~~314-44.1 BED AND BREAKFAST ESTABLISHMENTS~~

~~44.1.1 Applicability. Bed and Breakfast Inns as a cottage industry may be permitted in all those zones which allow cottage industries, as well as R-2, R-3, and R-4 zones, upon the issuance of a Special Permit. (Former Section INL#316.3-5(a); Added by Ord. 1876, Sec. 10, 9/26/89; Amended by Ord. 2166, Sec. 30, 4/7/98)~~

~~44.1.2 Occupancy Standards.~~

~~44.1.2.1A maximum of four (4) guest bedrooms or eight (8) guests at one time shall be permitted by a Bed and Breakfast establishment. (Former Section INL#316.3-5(b)(1); Added by Ord. 1876, Sec. 10, 9/26/89)~~

~~44.1.2.2The owner/operator shall reside on the premises. (Former Section INL#316.3-5(b)(2); Added by Ord. 1876, Sec. 10, 9/26/89)~~

~~44.1.2.3Any rooms used for rooming or boarding shall be included in the total number of permitted guest rooms. (Former Section INL#316.3-5(b)(3); Added by Ord. 1876, Sec. 10, 9/26/89)~~

~~44.1.2.4The guest rooms shall not include kitchen facilities. (Former Section INL#316.3-5(b)(4); Added by Ord. 1876, Sec. 10, 9/26/89)~~

~~44.1.3 Provisions for Meals. Meals shall only be served to overnight guests of the establishment. (Former Section INL#316.3-5(c)(1); Added by Ord. 1876, Sec. 10, 9/26/89)~~

...

314-55.4.10.7 Cannabis Farm Stays. Cannabis farm stays may be permitted in conjunction with a cannabis cultivation permit on properties in conformance with the public accommodation performance standards with a special permit as specified in Section [314-44.1](#) applicable to bed and breakfast establishments. as specified in Section 314-60.05 of the Zoning Ordinance (“Short-term Rentals”).

...

314-138 Definitions (C).

Cannabis Farm Stay. See, Farm Stay 

314-141 DEFINITIONS (F).

Farm Stay. Farm stays are a form of Short-term Rental which includes the option and focus for guests to participate in educational, recreational, or social activities on the property that features agricultural use.

Number: 1 Author: stjohn95525 Subject: Sticky Note Date: 9/6/2023 10:52:04 AM

Why is there a "Cannabis Farm Stay" versus a general Farm Stay that would apply to vineyards and other agricultural endeavors?

...

314-143 Definitions (H)

Hosted Short-term Rental. Short-term Rental of a portion of a dwelling unit where the caretaker remains in residence.

314-153 Definitions (R)

Recreation:



a. *Recreation Commercial.* Recreation facilities open to the general public for a fee, or, if restricted to members when operated for profit as a business. (Former Section INL#312-60(a); Ord. [542](#), Sec. 2, 2/8/66; Amended by Ord. [1741](#), Sec. 1, 7/8/86)

b. *Recreation, Private, Noncommercial.* Clubs or recreation facilities operated by a non-profit organization and open only to bona fide members of such non-profit organization and their guests. (Former Section INL#312-60(b); Ord. [542](#), Sec. 2, 2/8/66; Amended by Ord. [1741](#), Sec. 1, 7/8/86)

c. *Recreational Accommodations.* Transient and tourist-related habitation that support on-site recreation activities such as dude ranches, ski lodges, health spas, ~~bed and breakfast inns~~, transient habitation and other similar accommodations that provide recreational related lodging to guests. (Former Section INL#312-60(c); Ord. [542](#), Sec. 2, 2/8/66; Amended by Ord. [1741](#), Sec. 1, 7/8/86)

...

314-154 DEFINITIONS (S).

Short-term Rental. Permitted or legal ¹ **non-conforming** dwelling units, rented to guests for 30 consecutive days or fewer.  

Short-term Rental Caretaker. The person or persons that lives in the subject dwelling unit attends to day-to-day operations associated with the maintenance of the Short-term Rental and who is the point of contact for neighborhood concerns.

Short-term Rental Permit Holder (“Permit Holder”). The person or persons that has control and responsibility for the Short-term Rental of a dwelling unit and that is responsible for ensuring compliance with all applicable laws and regulations.

...

314-156 Definitions (U)

Unhosted Short-term Rental. Short-term Rental of a whole dwelling unit. 

314-157

Definitions (V)

Page: 16

 Number: 1 Author: stjohn95525 Subject: Highlight Date: 9/21/2023 9:30:29 AM

Why aren't the FAQ definitions not included here?

"A short-term rental is any one of the following:

1) a rental of an entire dwelling for 30 days or fewer

2) rental of 2 or fewer rooms of a dwelling with an onsite host for 30 days or fewer

Note, Bed and Breakfasts are not short-term rentals. Farm stays which meet the above criteria are short-term rentals."

"Short-term Rentals are subject to the Transient Occupancy Tax."

 Number: 2 Author: stjohn95525 Subject: Sticky Note Date: 9/6/2023 10:53:00 AM

X times per calendar year

 Number: 3 Author: stjohn95525 Subject: Sticky Note Date: 9/21/2023 9:22:51 AM

 Number: 4 Author: stjohn95525 Subject: Sticky Note Date: 9/6/2023 10:53:40 AM

~~Vacation Home Rental: Vacation Home Rental includes the transient use of single and two family (duplex) dwelling units. Vacation home rentals are subject to the provisions in Section 314 22.2, Greenway and Open Space Combining Zone. (Former Section INL#312-75.5; Added by Ord. 2154, Sec. 1, 12/9/97)~~

...

163.1.3 **Commercial Use Types.** Automotive Sales, Service and Repair (allowed in C-3)

~~Bed and Breakfast Establishment (allowed in RA)~~

Heavy Commercial (allowed in C-3)

Neighborhood Commercial (allowed in C-3, RA)

Office and Professional Service (allowed in C-3, MB)

Private Recreation (allowed in RA)

Retail Sales (allowed in C-3, MB)

Retail Service (allowed in C-3, MB)

Transient Habitation (allowed in MB)

Warehousing, Storage and Distribution (allowed in C-3, MB)

...

~~172.2 BED AND BREAKFAST ESTABLISHMENT~~

~~172.2.1 The Bed and Breakfast Establishment Use Type refers to a residential structure with one family in permanent residence where a maximum of four (4) bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. (From Section CZ#A313-7(K); Added to INL by Ord. 2205, Sec. 1, 4/11/00)~~

~~172.2.2 This use type does not include "hotels and motels" which are included in the Transient Habitation Use Type; nor does this use type include rooming and boarding houses which are included under the Group Residential Use Type. (From Section CZ#A313-7(K); Added to INL by Ord. 2205, Sec. 1, 4/11/00)~~

177.6 SINGLE FAMILY RESIDENTIAL

The Single Family Residential Use Type includes the residential occupancy of a single detached main building by one family on a non-transient basis, ~~except for rental of single family dwellings as vacation homes, where the use would not be otherwise different than the uses allowed to be made of single family dwellings. (See also, Vacation Home Rental)~~ and accessory uses necessarily and customarily associated with residential use. (From Section CZ#A313-5(B); Added to INL by Ord. [2205](#), Sec. 1, 4/11/00)